

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 8, 2018 (6PM)
7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall and Howard Lange. Absent was Cathy Leyva.

Homeowners present: Karen Mullen #259, Chris & Ashley #258, Zhen Xie #222.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Several owners expressed concerns about tenant's (7640 #269) behavior causing possible safety to himself and other residents. On August 19, tenant while driving through the complex at high speed hit a speed bump and almost ripped off his bumper. On August 27, tenant looked disoriented. On October 15, tenant was apparently arrested when he hit brick wall by Elwood School and police said he was driving under the influence. Unit owner was notified but said he had no idea.

Zhen: Air Conditioning installed without permission wants to keep it because of health conditions. Banned because of noise and it's an exterior modification which violates CC&R. Board suggests an interior A/C unit.

Approval of Prior Meeting Minutes: 9/13/18: Kris motioned to approve minutes as prepared, Joe seconded. Unanimous. 10/11/18: Joe motioned to approve minutes. Kris seconded. Unanimous.

Landscape Report: Action tree trimmed trees 7602 and 7606. Split rail fences repaired. Concrete sidewalk finished by gym. Proposal submitted for re-landscaping and drip conversion for creek behind 7628 for \$11,250. Howard motioned to accept proposal and Kris seconded. Unanimous.

Vendor Evaluation: Jose is forgetting to blow leaves off of Howard's front balcony. Compliments to Enviroscaping for installing new fences. Thanks to Tristen for finding leak in Jacuzzi, Tropical pools replaced pump that night. Consolidated replaced hinges at pool, gate now working.

Treasurer's Report

	October 2018	YTD
Total Income	\$66,815.00	\$666,367.23
Op. Expenses	25,095.12	267,061.20
Reserve Expenditures	0.00	98,842.54

Total Expenditures	25,095.12	365,903.74
Transfer to Op Reserve	41,719.88	77,171.00
Transfer to Reserve	0.00	227,752.24
Transfer from Reserve	0.00	2,987.00
Balance in Savings	\$ 2,588,647.16	
Due from Unit Owners	\$ 7,425.00	
Total Assets	\$ 2,601,072.16	

Operating Expenses are about 29%+ below on cash basis

Treasurer's Report unanimously accepted (Kris moved & Joe seconded)

Old Business:

- a. Draft of proposed budget: Craig motioned to change structural unpinning to \$140,000 in 2019 from \$210,000 and move the \$70,000 difference to 2026. And change structural plumbing to \$100,000 in 2019 and move the \$603,600 difference to 2026. Kris seconded. (Board had previously agreed to keep monthly assoc fee unchanged for 2019). Unanimously approved.
- b. Updating the governing docs: In progress
- c. 7606- Foundation work: Soil test done waiting on plans and city approval
- d. Building 7638 staircase light fixtures lower wattage to be complete: Joe motioned to approve Blair electric proposal to finish lights for the remaining buildings for \$13,062,81. Howard seconded. Unanimously approved.
- e. Sidewalk repair/replacement: none
- f. Roofs/gutters/downspouts: none
- g. Siding or dry rot repairs: siding delivered, contractor busy.
- h. Bike parking: in progress.
- i. Front gate: Joe motioned to pay \$13,903 to Consolidated. Howard seconded. Unanimous approved.
- j. Termite treatment 7632: Complete.
- k. A/C units: see owners request.

New Business

- a. #222 A/C: see owners request.
- b. Potential endangerment issue: see owners request.
- c. Tax returns and audit: Joe motioned to do full audit and tax returns for 2018 by Scott Krivis, CPA, for \$2015.00. Howard seconded. Unanimous approved.
- d. Annual meeting: 1/10/19 at 6PM at Goleta Valley Com. Center
- e. Recycling: Chris wanted to know recycling information
- f. Recording liens: none

Next Meeting 12/13/18 at 6PM, at 7610 meeting room.

Meeting adjourned at 7:45 PM

Submitted by: Matt Mora